

FEATURED FLIP

Net Profit* of \$82,000 in 6 months!

Niagara Falls, ON

Reach out to **Garrett LaBarre** to get pre-approved or submit your next project!

Email: garrett@chmic.ca

Phone: [403-278-0249](tel:403-278-0249) | [1-888-752-4642](tel:1-888-752-4642)

FLIP DETAILS

- Purchase Price:** \$380,000
- Down Payment:** \$38,000
- Renovation Costs:** \$78,000
- Purchase Date to Sale:** 6 months
- Sale Price:** \$620,000
- Net Profit*:** \$82,000

MORTGAGE DETAILS

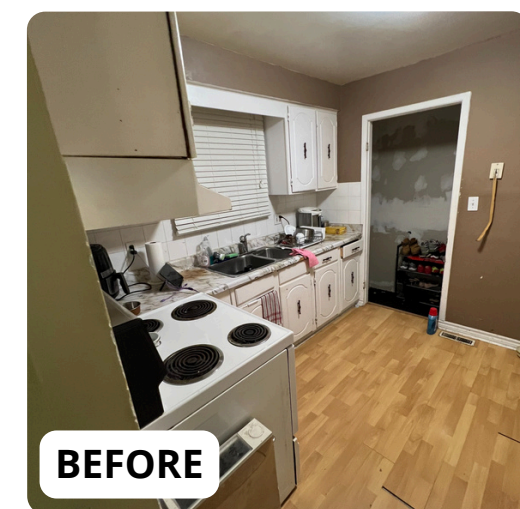
- Loan Amount:** \$342,000
- Interest Rate**:** 16.24%
- Term:** 6 months
- Prepayment:** Fully Open (No Payout Penalty)
- Payments:** Interest Only
- Commitment Fee:** \$6,840

Our Flip Mortgage allows for down payment options as low as \$20,000 in Ontario or \$10,000 in Alberta, or rates as low as 9.99% (subject to due diligence). Profitability is our primary underwriting filter: we review the renovation plan and the value of the property to determine the probability of profitability, as well as confirm the borrower has access to the required capital to carry out the project.

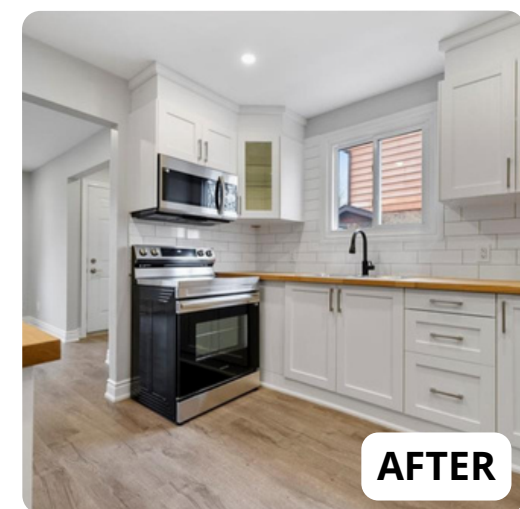
*Net profits are not guaranteed and will vary depending on the flip project. Interest rates and fees are determined on a deal-by-deal basis and can change based on several different factors. The success of our clients is what motivates our business: if there is anything we can do to support you, let us know.

**Our lowest rate as of April 2024 is 9.99%. Contact us for our current rates, as they are subject to change.

Calvert Home Mortgage Investment Corporation | FSRAO Licence Number 13267 and 13268
Garrett LaBarre | FSRAO Mortgage Agent Level 2 - M24002523



BEFORE



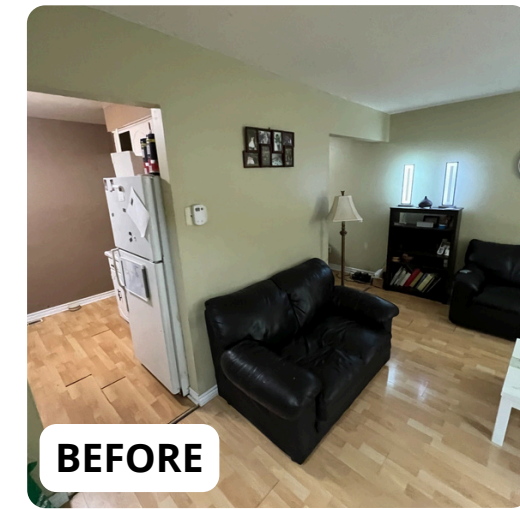
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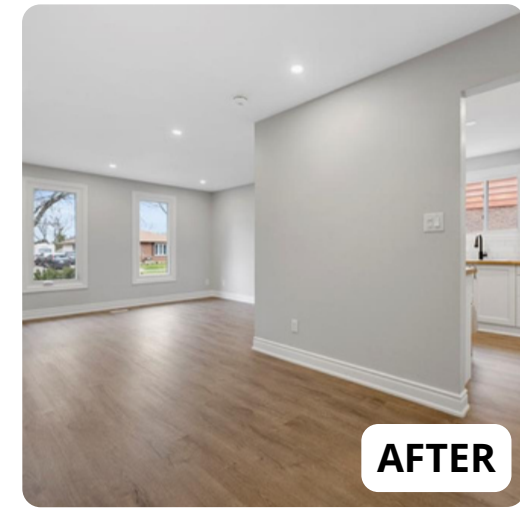
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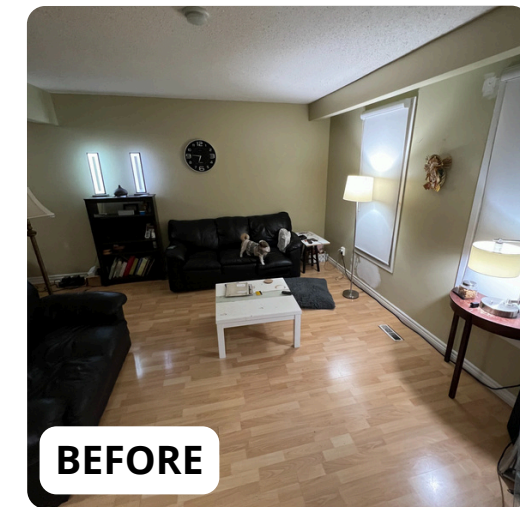
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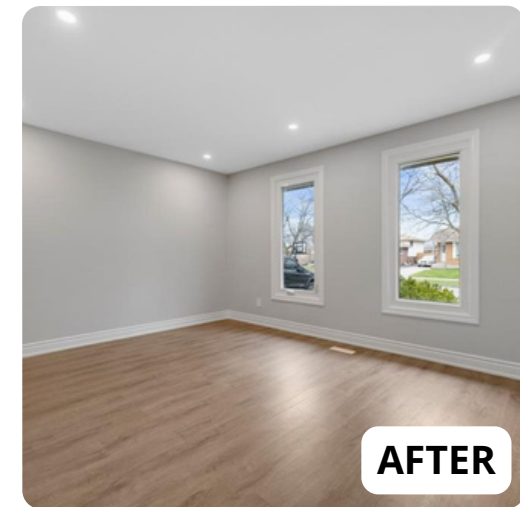
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